



Office For Sale or Lease

Property Name:

Location: 4330 Wilder Road

City, State: Bay City, MI

Cross Streets: Bangor Street

County: Bay

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.:	3,760	Total Available Sq. Ft.:	3,760	Class:	C
Typical Floor Plate:	3,760	Min / Max Cont. Sq. Ft.:	3,760 / 3,760	No. of Floors:	1

PROPERTY INFORMATION

Zoning:	Commercial	Parking:	Ample
Exterior Construction:	N/A	Power:	N/A
Structural System:	N/A	Security Systems:	No
Roof:	N/A	Restrooms:	Yes
Floors / Covering:	N/A / N/A	Sprinklers:	No
Heating:	Yes	Signage:	N/A
Air-Conditioning:	Yes	Delivery Area:	N/A
Ceiling Height:	N/A	Date Available:	Immediate
Year Built:	1988 (Retrofit: 2019)	Acreage:	1.06

Current Tenants:

PRICING INFORMATION

Lease Rate:	\$15.00 NNN	Rentable/Usable:	N/A	Lease Term:	N/A
Sale Price:	Contact Broker	Total Taxes:	\$53,293.76 (2024)	Impr Allowance:	N/A
Options:	N/A	Parcel #:	09-160-016-204-004-1	Deposit:	N/A

Tenant Responsibility:

Comments: Free-standing building. Signage on-site. Ample parking. Busy retail corridor. Building completely renovated in 2019.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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